

Condominium Physical Inspection Report

2010 Assessment Roll

Northwest King County

Specialty Neighborhoods

90, 110 and 120

For 2011 Property Taxes

**King County Department of Assessments
Seattle Washington**

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Executive Summary Report

Appraisal Date: 1/1/2010 – 2010 Assessment Roll

Area Name: Northwest King County; Specialty Neighborhoods 90, 110 and 120.

Previous Physical Inspection: 2004 Assessment Year.

Sales - Improved Summary:

Number of Sales: 325

Range of Sale Dates: 1/1/2008 to 12/31/2009

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Adj. Sale Price**	Ratio	COV
2009 Value	\$62,400	\$154,800	\$217,200	\$219,700	98.9%	7.43%
2010 Value	\$62,100	\$141,800	\$203,900	\$219,700	92.8%	5.05%
Change	-\$300	-\$13,000	-\$13,300		-6.1%	-2.38%
%Change	-0.5%	-8.4%	-6.1%		-6.2%	-32.03%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -2.38% and -32.03% actually represent an improvement.

** Sales adjusted to 1/1/10

Sales used in Analysis: The sales sample includes all condominium residential living unit sales verified as good. The sample excludes commercial units, parking units, and condos in use as apartments. A listing of sales included and sales excluded from the analysis can be found in the Addenda of this report.

Population - Improved Parcel Summary Data:			
	Land	Imps	Total
2009 Value	\$61,700	\$160,400	\$222,100
2010 Value	\$61,500	\$143,100	\$204,600
Percent Change	-0.3%	-10.8%	-7.9%

Number of improved Parcels in the Population: 3,164

The population summary above includes all residential condominium living units, and excludes non-living units such as parking, storage, and moorage units. It also excludes condominiums with commercial responsibility such as apartments and office buildings. A list of all parcels in the population can be found in the Assessor's files located in the Commercial/Business Division.

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as neighborhoods, living area, floor location, number of bedrooms and fireplaces. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the formula in order to improve the uniformity of assessments throughout the area. Sales and values were adjusted to 1/1/10. An additional adjustment of .925 was made to all properties.

The Values described in this report uniformity and equity. The recommendation is to post those values for the 2010 assessment roll.

Analysis Process

Effective Date of Appraisal: January 1, 2010

Date of Appraisal Report: 9/1/2010

Appraisal Team members and participation

Craig Johnson and Helena Berglund made up the appraisal team responsible for physical inspection and value selection in the Northwest King County area. Helena inspected the condominiums in assigned areas to verify the accuracy of property characteristics and sales data. Craig Johnson developed the statistical models used to derive the Estimated Market Value (EMV) of condominium living units. Helen then reviewed each parcel and used appraisal judgment to either accept EMV or determine an alternate value through direct sales comparison approach.

Assumptions & Limiting Conditions

Sales data is derived from real estate excise tax affidavits and is initially reviewed by the Sales Identification Section of the Accounting Division. The Condo Crew further verifies sales by calling the buyer, seller, real estate agent or inspecting the site to verify characteristic data. Time constraints prohibit further verification of sales information.

This area was physically inspected for the 2010 assessment year to verify the accuracy and completeness of property characteristic data. Due to time constraints, we conducted an abbreviated inspection and verified only a limited set of all property characteristics; those that were considered most influential to property value. Also because of time constraints and the difficulty accessing secured condominium buildings, we physically inspect only about 10% of the condominium unit interiors. A list of verified characteristics is in the condominium coding manual and is available upon request.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2008 to 12/31/2009 (at minimum) were considered in all analyses.
- Values and sales were adjusted to January 1, 2010.
- All values were adjusted as described in the model validation section of this report.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2010 recommended values. This study benchmarks the prior assessment level using 2009 posted values (1/1/09) compared to current adjusted sale prices (1/1/10). The study was also repeated after application of the 2010 recommended values. The results are included in the validation section of this report showing an improvement in the COV from 7.43% to 5.05%.

Scope of the Appraisal

The income and cost approaches are not applicable to residential condominium valuation. The income approach does not apply since most condominium units in this area are owner-occupied and not income producing properties. Cost is not an accepted valuation approach because there is no accurate way to allocate the total building costs among individual units. We do not consider the income or cost approach, but believe it does not reduce the accuracy of our Estimated Market Values.

The sales comparison approach is solely relied on to develop a valuation model for the Northwest King County Area. Our sales sample consists of 325 residential living units that sold during the 24-month period between January 1, 2008 and December 31, 2009. The model was applied to all of the 3,164 total units. Direct sales comparison was used to value the exception parcels, which are typically parcels with characteristics that are not adequately represented in the sales sample on variables such as location, size, age, condition, view, or building quality.

The Condo Crew does not value condominium land or commercial condominiums, which are the responsibility of Commercial geographic and specialty appraisers.

Part Two – Presentation of Data

Identification of the area

Name or Designation

Northwest King County

Area, neighborhood, and location data

The Physically inspected portion of the Northwest King County includes Specialty Neighborhood 90: Aurora, 110: University and 120: Ravenna.

Boundaries:

Specialty neighborhoods are typically irregular in shape. The following is a general description of each area contained in this report.

Area 90 is bounded on the North by the King-Snohomish County line, on the South by North 75th street, on the East by Aurora Avenue and I-5 and on the West by 4th Avenue NW.

Area 110 is bounded on the North by NE Ravenna Blvd, on the South by the Lake Washington Ship Canal, on the East by 30th Avenue NE and on the West by I-5.

Area 120 is bounded on the North by NE 85th to NE 95th Street, on the South by NE Ravenna Boulevard, on the East by 25th Avenue NE and on the West by I-5.

Maps

General maps of the Specialty Neighborhoods included in the Northwest King County revalue area are in the addenda of this report. More detailed maps can be located on the 7th floor of the King County Administration building.

Zoning and legal/political consideration

Zoning restrictions are displayed on Assessor's maps and are shown as a land characteristic in the Assessor's property characteristic database. Cities exercise jurisdiction over local land use and community planning. Regulations are found in their local ordinances.

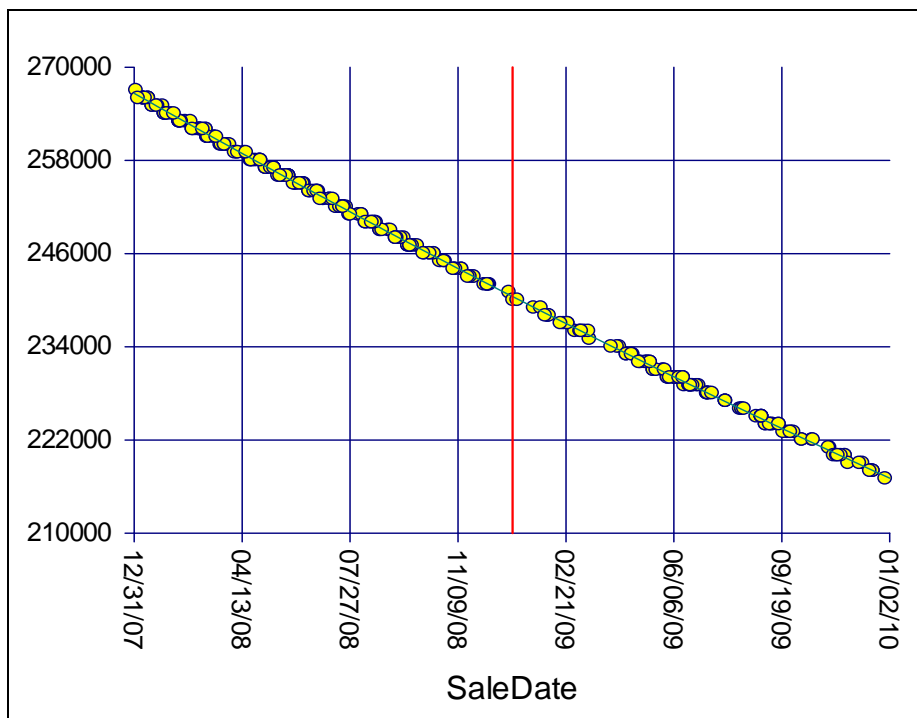
Part Three – Analysis of Data and Conclusions

Highest and best use analysis and location of conclusions

Based on neighborhood trends, both demographic and current development patterns, the existing use represents the highest and best use of most properties. This use will continue until land value, in its highest and best use, exceeds the sum of value of the entire property under its existing use plus the cost to remove the improvements. We find current improvements add value to property, in most cases, and therefore reflect highest and best use of the property as improved. If a property is not at its highest and best use, a token value of \$1,000.00 is assigned to the improvements.

Market Change of Average Sale Price in the Northwest King County Area:

Analysis of sales in the Northwest King County area indicated a loss in value over the two year period. Values declined consistently from an average sales price near \$269,000 by 18.6% to \$219,700 as of January 1st 2010.



(Chart 1: Progression of average sales price over time 1-1-2008 to 12-31-2009)

Northwest King County Sale Price changes (Relative to 1/1/2010 valuation date.)

In a declining market, recognition of a sales trend is required to accurately predict value as of a certain date. Assessed values are determined as of January 1 of a given year.

Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2008	0.814	-18.6%
2/1/2008	0.821	-17.9%
3/1/2008	0.828	-17.2%
4/1/2008	0.835	-16.5%
5/1/2008	0.842	-15.8%
6/1/2008	0.850	-15.0%
7/1/2008	0.857	-14.3%
8/1/2008	0.864	-13.6%
9/1/2008	0.872	-12.8%
10/1/2008	0.879	-12.1%
11/1/2008	0.887	-11.3%
12/1/2008	0.895	-10.5%
1/1/2009	0.902	-9.8%
2/1/2009	0.910	-9.0%
3/1/2009	0.918	-8.2%
4/1/2009	0.926	-7.4%
5/1/2009	0.933	-6.7%
6/1/2009	0.942	-5.8%
7/1/2009	0.950	-5.0%
8/1/2009	0.958	-4.2%
9/1/2009	0.966	-3.4%
10/1/2009	0.974	-2.6%
11/1/2009	0.983	-1.7%
12/1/2009	0.991	-0.9%
1/1/2010	1.000	0.0%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/2010.

Examples	Sales Price	Sales Date	Adjustment factor x Sales Price	Adjusted Sales price*
Sale 1	\$299,000	1/2/2008	0.814	\$243,000
Sale 2	\$155,000	1/2/2009	0.903	\$140,000
Sale 3	\$175,000	12/29/2009	0.999	\$175,000
*The adjusted sale price has been rounded to the nearest 1,000				

Regression Time Adjustment=1/EXP(-0.000281352*SaleDay)

Where SaleDay = Sale Date - 40179

And Sale Date is the number of days since 1-1-1900 (Machine value used by statistical software).

Sales comparison approach model description

Northwest King County area sales were analyzed to specify and calibrate a characteristic based multiple regression model. Multiple regression is a statistical technique used to estimate market value by relating selling prices to property characteristic data. Through regression modeling we specify property characteristics, such as size, age, and quality, which significantly influence property value in the area. The model calibration (i.e. the actual adjustments for each property characteristic in the model) is obtained from analysis of the sales sample. The resulting model estimates are then applied to condominium living units in the area. The regression model is based on condominium sales and property characteristic data found in the Assessor's database. A list of all sales and property characteristics used in the analysis is listed in the addendum of this report.

Model specification

The *characteristic-based adjustment model* includes the following data characteristic Variables:

1. Age
2. Floor Level
3. Living Area
4. Building Quality
5. Project Location
6. Views: Mountain, Lake River, Territorial.
7. Unit Location
8. Apartment Conversions
9. End Unit
10. Unit type: Townhouse and Studio
11. Neighborhood
12. Certain projects as defined by Major.

The definitions of the data characteristics included in the models can be found in the Condominium Coding manual and is available upon request.

Model calibration

The model is calibrated as follows:

$$\begin{aligned} \text{EMV} = & 1.164964 - 0.1383989 * \text{AGE} + 0.06975208 * \text{FLOORc} + 0.5647928 * \text{UNITSIZE} + \\ & 0.3719976 * \text{BLDQULAITY} + 0.05227618 * \text{MTNVIEW} + 0.08395822 * \text{SMWATRVIEW} - \\ & 0.01798838 * \text{PLOC2} - 0.0239498 * \text{PLOC4} + 0.08924223 * \text{UNITLOC3} - 0.03107013 * \text{FAIRCITYVIEW} - \\ & 0.03423119 * \text{FAIRLKRIVR} + 0.0479155 * \text{CONVERSION} + 0.008561409 * \text{ENDUNITx} - \\ & 0.04147034 * \text{TOWNHOUSE} + 0.1510095 * \text{NBHD110} + 0.03991938 * \text{NBHD120} + 0.02753733 * \text{LOW} - \\ & 0.04757583 * \text{HIGH} - 0.0265919 * \text{STUDIO} \end{aligned}$$

Resulting values were then reduced by 7.5% and rounded down to the next \$1,000.

(Refer to the model validation section of this report for a complete explanation regarding the 7.5% adjustment)

*EMV stands for Estimated Market Value and represents the modeled value for the 2010 assessment year.

Exceptions:

Major	Nbhd	Project Name	Value Notes
029366	90	ASHWORTH AVENUE COTTAGES	Valued at EMV*1.25 based on market sales.
029368	90	ASPEN PARK CONDOMINIUM	Valued at EMV*1.25 based on market sales.
152350	90	CHARLESGATE NORTH CONDOMINIUM	Valued at EMV*1.3 based on market sales.
223130	90	ECHO LAKE WATERFRONT	Valued at EMV*.7 based on market sales.
223350	90	ECHO SHORES CONDOMINIUM	Valued at EMV*.9 based on market sales.
259945	90	Forest Villa PH 01	Valued Townhouse units at EMV x 1.35 based on market. Flat units valued at EMV.
269860	90	GARDENS THE CONDOMINIUM	Value at EMV supported by market sales adjusted for separate parking parcels, Open spaces \$1K each, Basement & Garage spaces \$3K each..
290926	90	GREENLAKE POINTE NORTH	Valued at EMV*1.1 based on market sales.
291250	90	GREENWOOD CONDOMINIUM	Valued at EMV*.9 based on market sales.
291830	90	GREENWOOD HIGHLANDS	Valued at EMV*.9 based on market sales.
292300	90	GREENWOOD PLAZA CONDOMINIUM	Valued at EMV*.9 based on market sales.
292420	90	GREENWOOD TERRACE CONDOMINIUM	Valued at EMV*1.3 based on market sales..
330500	90	HIGHLANDS TOWNHOMES CONDOMINIUM	Valued at EMV*1.2 based on market sales.
414980	90	LAKEVIEW PLAZA CONDOMINIUM	Valued at EMV*1.1 based on market sales, except Minors 0020, 0030, 0090, & 0100 -\$9K and Minor 0080 -18K, for separate parking..
433960	90	LINDEN AVE TOWNHOMES CONDOMINIUM	Valued at EMV*1.2 supported by Area market sale #E2387800 & #E2441492, \$302,500, 4/29/10 of subject project Minor #0020.
505025	90	MAISON CONDOMINIUM	Value at EMV based on market sales, except storage unit Minors 0150, 0160, & 0170 valued at \$33K each..
602950	90	NESBIT COURT CONDOMINIUM	Valued at EMV*1.1 based on market sales.
638850	90	OLYMPIC VISTA CONDOMINIUM	Valued at EMV*.9 based on market sales.
638880	90	OLYMPIC WEST CONDOMINIUM	Valued at EMV*.8 based on market sales.
639142	90	17852-17854 ASHWORTH AVE NE CONDOMINIUM	Valued at EMV*1.5 based on market sales.
679098	90	PINE KNOLL PARK CONDOMINIUM	Valued at EMV*1.1 based on market sales.
730887	90	RIDGEMONT	Valued at EMV*1.2 based on market sales.
731180	90	RIDGEVIEW CONDOMINIUM	Valued at EMV*1.1 based on market sales.
754310	90	SANDELWOOD CONDOMINIUM	Valued at EMV*1.15 based on market sales.
769819	90	731 N 94TH ST CONDOMINIUM	Valued at EMV*1.1 based on market sales.

Major	Nbhd	Project Name	Value Notes
770840	90	SHAMROCK PLACE CONDOMINIUM	Valued at EMV*1.1 based on market sales.
802860	90	STONE AVENUE	Valued at EMV*1.1 based on market sales.
813795	90	SUNSET VILLA CONDOMINIUM	Valued at EMV*.9 based on market sales.
863420	90	THREE CROWNS CONDOMINIUM	Valued at EMV*1.3 based on market sales.
894315	90	VIKING LEA	Value at EMV*1.2 supported by market sales #E2337040 & #E2387800.
940635	90	WILDROSE CONDOMINIUM	Valued at EMV*.9 based on market sales.
085450	110	BLAKELEY PLACE CONDOMINIUM	Valued at EMV*1.1 based on market sales.
211900	110	DUNCAN PLACE	Valued at EMV*.85 except Minors 0010, 0020, & 0030 EMV*1.3, based on market sales.
228990	110	EL MONTEREY CONDOMINIUM	Valued at EMV*1.1 based on market sales.
286760	110	GRANDVIEW PLAZA CONDOMINIUM	Valued at EMV*.9 based on market sales.
809165	110	SUN PLAZA CONDOMINIUM	Valued at EMV*.8 based on market sales.
867900	110	TREMEZZO CONDOMINIUM	Valued at EMV*1.1 based on market sales.
888150	110	VARSITY ARMS CONDOMINIUM	Valued at EMV*1.1 based on market sales, except Minors 0120,0150, 0200, 0210, 0240, 0250, 0260, & 0280 -\$5K for separate parking..
716980	120	RAVENNA GLEN CONDOMINIUM	Valued at EMV*1.15 based on market sales.

Total Value Model Recommendations, Validation and Conclusions:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between sub areas, grades, living area, and age of homes. The resulting assessment level is 92.8%

The reason the assessment level falls at the low end of the recommended range of 90%-110% is related to an additional market shift (downward) which had not been reflected in the sales analysis.

The current real estate markets both in this county and nationally is unprecedented in its quick and widespread downturn. Market participants appear to have taken a cautious approach evidenced by the significant reduction in the number of sales transactions and aggressively reduced sales prices within the analysis period. Short Sales and Foreclosures appear to be playing a bigger role in the market and may ultimately impact the behavior of other market participants for some time to come. This phenomenon appears to be widespread occurring throughout the country.

The sale analysis and model building effort was performed with due consideration of the IAAO's exposure draft entitled "Market Value Principles in a time of Economic Crisis-A Position Paper of the International Association of Assessing Officers".¹ This exposure draft recognizes the distressed market conditions which are presently plaguing this country. In its continued attempt to maximize fairness and understandability in a property tax system, the IAAO suggests the consideration of inclusion of certain sale types which have previously been disregarded. These sale types include short sales and financial institution re-sales. The financial institution re-sales were evaluated by the appraisers for analysis this assessment cycle. A cursory review of sales where financial institutions were identified as the seller to non institutional third parties was made. This analysis of the sales in this area showed these sales comprised 2.2% of the market on 1/1/2010 and sold for 12.8% less than the overall average of traditional market sales.

Knowing that this market information was not considered, but may in fact eventually define where our local market is and may continue to be headed, a downward market adjustment appears reasonable and appropriate. All values established through the revalue analysis were adjusted at .925 in an effort to accommodate the relevant economic conditions at the time of this valuation.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of the recommended value for the 2010 assessment year (taxes payable in 2011) results in an average total change from the 2009 assessments of -7.9%.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

¹ "Market Value Principles in a time of Economic Crisis, A Position Paper of the International Association of Assessing Officers", by the IAAO Technical Standards Committee. Draft 2- March 3, 2009; posted to the IAAO website March 9, 2009

Ratio study

A ratio study was completed to evaluate the results of our revalue efforts. This study shows the mean-weighted ratio of assessed value to time adjusted selling price. The resulting reductions in COV demonstrate an improved uniformity in values for these areas. Ratio reports are included in the addenda of this report.

Conclusion

Review of the resulting values and ratios indicate that the characteristic based model improves consistency and equalization. It is the conclusion of this report that values be posted for the 2010 Assessment Roll.

Client and Intended Use of the Appraisal:

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65). The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.

Highest and Best Use

RCW 84.40.030 *All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.*

An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.

WAC 458-07-030 (3) True and fair value -- Highest and best use. *Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.*

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes

than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

Wash Constitution Article 7 § 1 Taxation: *All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914) *"the entire [fee] estate is to be assessed and taxed as a unit"*

Folsom v. Spokane County, 111 Wn. 2d 256 (1988) *"the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee"*

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Assumptions and Limiting Conditions:

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
2. *No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*
3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*

4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.*
13. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
14. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

Scope of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.

CERTIFICATION:

I certify that, to the best of my knowledge and belief:

- *The statements of fact contained in this report are true and correct*
 - *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
 - *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
 - *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
 - *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
 - *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
 - *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
 - *The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*
 - *The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.*
-
- *Joyce Smith: Physical inspection revalue, value selection, appeal response preparation, appeal hearing appearance, data collection, sale verification, new construction evaluation.*
 - *Helena Berglund: Physical inspection revalue, value selection, appeal response preparation, appeal hearing appearance, data collection, sale verification, new construction evaluation.*
 - *Paul Mallory: Physical inspection revalue, value selection, appeal response preparation, appeal hearing appearance, data collection, sale verification, new construction evaluation.*
 - *Nick Moody: Physical inspection revalue, value selection, appeal response preparation, appeal hearing appearance, data collection, sale verification, new construction evaluation.*
 - *Kent Walter: Appeal Review. Valuation Review and Report Reviews.*
-
- *Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed below:*

Physical inspection revalue, Statistical analysis and model building, value selection, value review, appeal response preparation, appeal hearing appearance, data collection, sale verification, new construction evaluation.

Craig Johnson, Appraiser II

Addenda

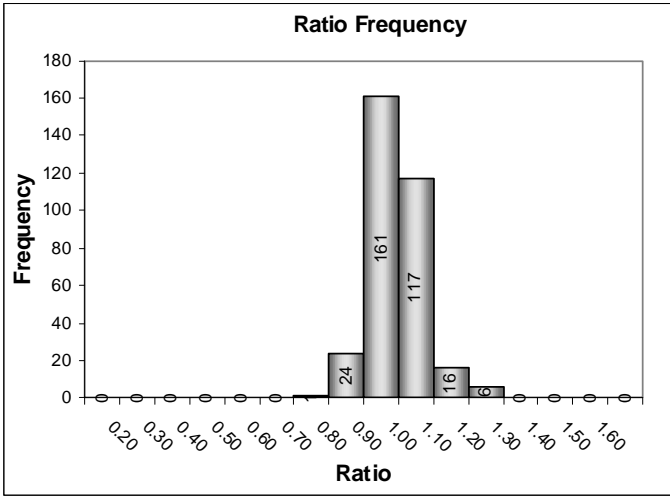
Ratio Reports

Sales Lists

Specialty Neighborhood Maps

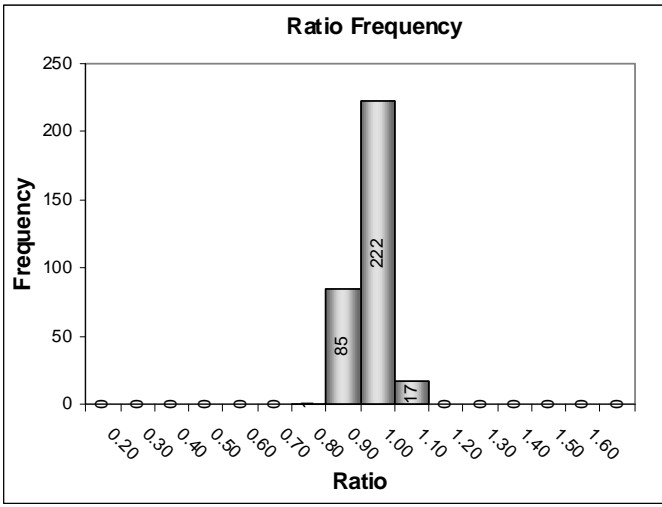
Physical Inspection Ratio Report (Before)

2009 Values

District/Team: Commercial/ West Crew	Appr. Date: 01/01/2009	Date of Report: 6/21/2010	Sales Dates: 1/2008 - 12/2009
Area Northwest	Appr ID: CJOH	Property Type: Residential Condominiums	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	325		
Mean Assessed Value	217,200		
Mean Adj Sales Price	219,700		
Standard Deviation AV	64,398		
Standard Deviation SP	66,840		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.993		
Median Ratio	0.990		
Weighted Mean Ratio	0.989		
UNIFORMITY		COMMENTS: Residential Condominiums throughout areas 90, 110 and 120. Sales Prices are adjusted for time to the Assessment Date of 1/1/2010.	
Lowest ratio	0.784		
Highest ratio:	1.281		
Coefficient of Dispersion	5.84%		
Standard Deviation	0.074		
Coefficient of Variation	7.43%		
Price Related Differential (PRD)	1.005		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.977		
Upper limit	1.000		
95% Confidence: Mean			
Lower limit	0.985		
Upper limit	1.001		
SAMPLE SIZE EVALUATION			
N (population size)	3164		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.074		
Recommended minimum:	9		
Actual sample size:	325		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	171		
# ratios above mean:	154		
z:	0.943		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

Physical Inspection Ratio Report (After)

2010 Values

District/Team: Commercial/ West Crew	Appr. Date: 01/01/2010	Date of Report: 6/21/2010	Sales Dates: 1/2008 - 12/2009
Area Northwest	Appr ID: CJOH	Property Type: Residential Condominiums	Adjusted for time?: YES
SAMPLE STATISTICS		 <p>A histogram titled 'Ratio Frequency' showing the distribution of ratios. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60 in increments of 0.10. The y-axis is labeled 'Frequency' and ranges from 0 to 250 in increments of 50. There are three bars: one at 0.85 with a frequency of 85, one at 0.90 with a frequency of 222, and one at 1.00 with a frequency of 17. All other ratios have a frequency of 0.</p>	
Sample size (n)	325		
Mean Assessed Value	203,900		
Mean Adj Sales Price	219,700		
Standard Deviation AV	61,700		
Standard Deviation SP	66,840		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.930		
Median Ratio	0.930		
Weighted Mean Ratio	0.928		
UNIFORMITY			
Lowest ratio	0.778		
Highest ratio:	1.044		
Coefficient of Dispersion	4.01%		
Standard Deviation	0.047		
Coefficient of Variation	5.05%		
Price Related Differential (PRD)	1.002		
RELIABILITY		COMMENTS: Residential Condominiums throughout areas 90, 110 and 120. Sales Prices are adjusted for time to the Assessment Date of 1/1/2009. Both equity and uniformity have been improved by application of the recommended values.	
95% Confidence: Median			
Lower limit	0.925		
Upper limit	0.937		
95% Confidence: Mean			
Lower limit	0.925		
Upper limit	0.935		
SAMPLE SIZE EVALUATION			
N (population size)	3164		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.047		
Recommended minimum:	4		
Actual sample size:	325		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	162		
# ratios above mean:	163		
z:	0.055		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

Sales Used In Analysis

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
90	031870	0010	3/12/2008	415,000	345,000	1,715	4	2007	3	NO	NO	AUTUMN RIDGE
90	031870	0020	3/12/2008	319,950	266,000	1,354	4	2007	3	NO	NO	AUTUMN RIDGE
90	031870	0030	6/27/2008	289,950	248,000	1,315	4	2007	3	NO	NO	AUTUMN RIDGE
90	031870	0040	6/19/2008	291,570	249,000	1,315	4	2007	3	NO	NO	AUTUMN RIDGE
90	031870	0050	5/29/2008	285,500	242,000	1,315	4	2007	3	NO	NO	AUTUMN RIDGE
90	031870	0060	5/15/2008	297,450	252,000	1,315	4	2007	3	NO	NO	AUTUMN RIDGE
90	031870	0070	5/23/2008	280,000	237,000	1,315	4	2007	3	NO	NO	AUTUMN RIDGE
90	031870	0080	5/19/2008	293,900	249,000	1,315	4	2007	3	NO	NO	AUTUMN RIDGE
90	031870	0090	4/22/2008	319,950	269,000	1,354	4	2007	3	NO	NO	AUTUMN RIDGE
90	058625	0040	2/4/2009	240,000	219,000	1,025	4	1979	3	YES	NO	BAY VISTA CONDOMINIUM
90	080250	0030	11/13/2008	228,000	203,000	1,153	4	1965	3	NO	NO	BEVERLY TOWNHOUSE THE CONDOMINIUM
90	080820	0010	6/1/2009	410,000	386,000	2,330	5	2008	3	NO	NO	BIG ROCK
90	080820	0020	5/10/2009	410,000	384,000	2,330	5	2008	3	NO	NO	BIG ROCK
90	080820	0030	5/18/2009	410,000	385,000	2,300	5	2008	3	NO	NO	BIG ROCK
90	080820	0040	6/8/2009	415,000	392,000	2,300	5	2008	3	NO	NO	BIG ROCK
90	083220	0120	7/24/2008	225,500	194,000	913	4	1969	3	NO	YES	BITTER LAKE VILLAGE CONDOMINIUM
90	083220	0200	6/9/2008	180,000	153,000	702	4	1969	3	NO	YES	BITTER LAKE VILLAGE CONDOMINIUM
90	083220	0240	4/28/2009	217,000	202,000	910	4	1969	3	NO	YES	BITTER LAKE VILLAGE CONDOMINIUM
90	083220	0280	12/17/2009	181,000	180,000	662	4	1969	3	NO	YES	BITTER LAKE VILLAGE CONDOMINIUM
90	083220	0310	9/4/2009	162,500	157,000	702	4	1969	3	NO	YES	BITTER LAKE VILLAGE CONDOMINIUM
90	083220	0620	11/6/2008	225,000	200,000	913	4	1969	3	NO	YES	BITTER LAKE VILLAGE CONDOMINIUM
90	083220	0680	3/20/2008	249,900	208,000	914	4	1969	3	YES	YES	BITTER LAKE VILLAGE CONDOMINIUM
90	083220	0760	3/12/2008	299,800	249,000	1,235	4	1969	3	NO	YES	BITTER LAKE VILLAGE CONDOMINIUM
90	083220	0890	9/11/2009	261,500	253,000	1,162	4	1969	3	YES	YES	BITTER LAKE VILLAGE CONDOMINIUM
90	083300	0260	2/8/2008	227,000	187,000	781	4	1987	3	YES	NO	BITTERLAKE VISTA CONDOMINIUM
90	145995	0020	8/18/2008	184,900	161,000	698	4	1978	4	NO	NO	CEDAR POINTE OF SEATTLE CONDOMINIUM
90	145995	0070	9/29/2009	224,900	219,000	952	4	1978	4	NO	NO	CEDAR POINTE OF SEATTLE CONDOMINIUM
90	145995	0080	4/27/2009	173,000	161,000	686	4	1978	4	NO	NO	CEDAR POINTE OF SEATTLE CONDOMINIUM
90	145995	0120	11/20/2009	182,000	180,000	696	4	1978	4	NO	NO	CEDAR POINTE OF SEATTLE CONDOMINIUM
90	145995	0150	5/7/2008	205,000	173,000	722	4	1978	4	NO	NO	CEDAR POINTE OF SEATTLE CONDOMINIUM
90	145995	0260	6/3/2009	169,000	159,000	689	4	1978	4	NO	NO	CEDAR POINTE OF SEATTLE CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
90	145995	0270	1/8/2008	260,000	212,000	936	4	1978	4	NO	NO	CEDAR POINTE OF SEATTLE CONDOMINIUM
90	145995	0290	2/24/2008	203,000	168,000	694	4	1978	4	NO	NO	CEDAR POINTE OF SEATTLE CONDOMINIUM
90	145995	0310	7/9/2009	192,500	183,000	686	4	1978	4	NO	NO	CEDAR POINTE OF SEATTLE CONDOMINIUM
90	145995	0320	5/26/2008	220,000	187,000	686	4	1978	4	NO	NO	CEDAR POINTE OF SEATTLE CONDOMINIUM
90	145995	0350	5/28/2008	285,900	243,000	1,068	4	1978	4	NO	NO	CEDAR POINTE OF SEATTLE CONDOMINIUM
90	145995	0470	5/21/2009	234,000	220,000	1,150	4	1978	4	NO	NO	CEDAR POINTE OF SEATTLE CONDOMINIUM
90	145995	0500	8/21/2008	194,000	169,000	689	4	1978	4	NO	NO	CEDAR POINTE OF SEATTLE CONDOMINIUM
90	145995	0550	9/10/2009	199,000	193,000	686	4	1978	4	NO	NO	CEDAR POINTE OF SEATTLE CONDOMINIUM
90	145995	0700	10/19/2009	197,000	193,000	690	4	1978	4	NO	NO	CEDAR POINTE OF SEATTLE CONDOMINIUM
90	152990	0100	5/20/2009	152,500	143,000	578	4	1978	3	YES	NO	CHATEAU THIERRY CONDOMINIUM
90	152990	0130	11/12/2009	145,000	143,000	578	4	1978	3	YES	NO	CHATEAU THIERRY CONDOMINIUM
90	159205	0010	10/27/2008	250,000	221,000	1,108	5	1986	3	NO	NO	CIMARRON HEIGHTS CONDOMINIUM
90	174820	0100	10/24/2008	260,000	230,000	783	5	1989	3	NO	NO	COOPER SQUARE CONDOMINIUM
90	174820	0290	4/7/2008	207,000	173,000	588	5	1989	3	NO	NO	COOPER SQUARE CONDOMINIUM
90	174820	0580	7/16/2008	288,500	248,000	861	5	1989	3	YES	NO	COOPER SQUARE CONDOMINIUM
90	179250	0120	6/23/2009	163,000	154,000	618	4	1989	3	NO	NO	COURTYARD AT BITTER LAKE CONDOMINIUM
90	179250	0240	6/25/2009	168,500	160,000	619	4	1989	3	YES	NO	COURTYARD AT BITTER LAKE CONDOMINIUM
90	179250	0340	12/4/2009	142,500	141,000	621	4	1989	3	YES	NO	COURTYARD AT BITTER LAKE CONDOMINIUM
90	179250	0370	6/25/2009	155,000	147,000	619	4	1989	3	YES	NO	COURTYARD AT BITTER LAKE CONDOMINIUM
90	184300	0030	7/8/2008	257,000	221,000	1,407	4	1998	3	NO	NO	CRISTA LANE CONDOMINIUM
90	222080	0040	8/26/2008	219,950	191,000	1,060	4	1968	3	NO	YES	ECHO COVE CONDOMINIUM
90	222080	0340	7/21/2008	160,000	138,000	605	4	1968	3	NO	YES	ECHO COVE CONDOMINIUM
90	222080	0390	4/7/2009	188,000	174,000	925	4	1968	3	YES	YES	ECHO COVE CONDOMINIUM
90	222080	0660	5/1/2008	155,000	131,000	600	4	1968	3	YES	YES	ECHO COVE CONDOMINIUM
90	223350	0080	6/16/2009	215,000	203,000	974	5	1979	3	YES	YES	ECHO SHORES CONDOMINIUM
90	240680	0040	2/26/2008	269,000	222,000	826	6	2000	3	NO	NO	EVANSTON SQUARE CONDOMINIUM
90	240680	0110	5/13/2009	196,000	184,000	553	6	2000	3	NO	NO	EVANSTON SQUARE CONDOMINIUM
90	240680	0200	2/13/2008	223,000	184,000	583	6	2000	3	NO	NO	EVANSTON SQUARE CONDOMINIUM
90	240680	0250	4/1/2008	218,000	182,000	556	6	2000	3	YES	NO	EVANSTON SQUARE CONDOMINIUM
90	240680	0280	8/5/2008	220,000	190,000	566	6	2000	3	NO	NO	EVANSTON SQUARE CONDOMINIUM
90	240680	0300	9/22/2008	300,000	263,000	826	6	2000	3	NO	NO	EVANSTON SQUARE CONDOMINIUM
90	240680	0370	11/13/2009	189,000	186,000	550	6	2000	3	YES	NO	EVANSTON SQUARE CONDOMINIUM
90	257010	0060	7/14/2008	164,500	141,000	652	4	1981	3	YES	NO	555 NORTH 105TH ST. CONDOMINIUM
90	257010	0070	3/7/2008	215,000	178,000	953	4	1981	3	YES	NO	555 NORTH 105TH ST. CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
90	259777	0170	1/11/2008	220,000	180,000	862	4	1986	3	NO	NO	FOREST VILLA AT FREMONT PLACE-ONE CONDOMINIUM
90	259777	0240	8/8/2008	175,000	152,000	584	4	1986	3	NO	NO	FOREST VILLA AT FREMONT PLACE-ONE CONDOMINIUM
90	259945	0680	12/29/2009	175,000	175,000	892	4	1979	3	NO	NO	FOREST VILLA PH 01 CONDOMINIUM
90	259945	0740	6/2/2009	224,500	211,000	1,323	4	1979	3	NO	NO	FOREST VILLA PH 01 CONDOMINIUM
90	259945	0850	6/6/2009	219,950	207,000	1,178	4	1979	3	NO	NO	FOREST VILLA PH 01 CONDOMINIUM
90	259945	0860	6/25/2009	187,500	178,000	884	4	1979	3	NO	NO	FOREST VILLA PH 01 CONDOMINIUM
90	259945	0940	7/2/2008	253,000	217,000	1,324	4	1979	3	NO	NO	FOREST VILLA PH 01 CONDOMINIUM
90	259950	0060	7/10/2009	150,000	143,000	571	5	1986	3	NO	NO	FOREST VILLA AT FREMONT PLACE-TWO CONDOMINIUM
90	288792	0030	7/28/2008	220,000	190,000	679	4	1988	3	NO	NO	GREENLAKE GABLES
90	288792	0050	5/15/2008	220,000	186,000	712	4	1988	3	NO	NO	GREENLAKE GABLES
90	288792	0060	6/22/2009	209,950	199,000	670	4	1988	3	NO	NO	GREENLAKE GABLES
90	288792	0080	12/8/2008	210,000	188,000	679	4	1988	3	NO	NO	GREENLAKE GABLES
90	288792	0100	3/4/2008	242,400	201,000	712	4	1988	3	NO	NO	GREENLAKE GABLES
90	288792	0110	6/16/2009	210,000	199,000	670	4	1988	3	NO	NO	GREENLAKE GABLES
90	288792	0120	5/12/2009	210,000	197,000	735	4	1988	3	NO	NO	GREENLAKE GABLES
90	288792	0130	12/9/2008	214,950	193,000	679	4	1988	3	NO	NO	GREENLAKE GABLES
90	288792	0150	2/15/2008	245,000	202,000	712	4	1988	3	NO	NO	GREENLAKE GABLES
90	288792	0160	6/9/2009	215,000	203,000	670	4	1988	3	NO	NO	GREENLAKE GABLES
90	288792	0170	3/9/2009	212,000	195,000	735	4	1988	3	NO	NO	GREENLAKE GABLES
90	290923	0070	2/6/2009	215,000	196,000	925	4	1987	3	NO	NO	GREENLAKE NORTHWEST CONDOMINIUM
90	290926	0020	4/9/2008	226,000	189,000	625	4	1989	3	NO	NO	GREENLAKE POINTE NORTH
90	291250	0090	1/22/2008	254,900	209,000	821	5	1998	3	NO	NO	GREENWOOD CONDOMINIUM
90	291830	0020	9/24/2008	244,000	214,000	879	5	2002	3	NO	NO	GREENWOOD HIGHLANDS
90	291830	0050	7/11/2008	245,000	211,000	950	5	2002	3	NO	NO	GREENWOOD HIGHLANDS
90	292300	0080	9/28/2009	205,000	200,000	961	5	1992	3	NO	NO	GREENWOOD PLAZA CONDOMINIUM
90	292300	0100	11/7/2008	189,500	168,000	704	5	1992	3	NO	NO	GREENWOOD PLAZA CONDOMINIUM
90	292300	0190	7/21/2008	190,000	164,000	573	5	1992	3	YES	NO	GREENWOOD PLAZA CONDOMINIUM
90	292300	0200	4/18/2008	200,000	168,000	704	5	1992	3	NO	NO	GREENWOOD PLAZA CONDOMINIUM
90	292300	0270	3/16/2009	189,500	175,000	615	5	1992	3	YES	NO	GREENWOOD PLAZA CONDOMINIUM
90	292420	0020	6/10/2009	355,000	335,000	1,460	6	1979	3	YES	NO	GREENWOOD TERRACE CONDOMINIUM
90	302170	0030	7/18/2008	189,000	163,000	821	5	1974	3	NO	NO	HALCON CONDOMINIUM
90	302170	0080	6/9/2008	220,000	187,000	976	5	1974	3	NO	NO	HALCON CONDOMINIUM
90	330077	0150	9/8/2009	230,000	223,000	976	5	1979	3	YES	NO	HIGHLAND VIEW VILLAS CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
90	365650	0090	10/1/2008	229,950	202,000	611	5	2006	3	NO	NO	JADE MOUNTAIN CONDOMINIUM
90	365650	0200	3/25/2008	244,000	203,000	611	5	2006	3	NO	NO	JADE MOUNTAIN CONDOMINIUM
90	365650	0210	6/4/2008	239,000	203,000	611	5	2006	3	NO	NO	JADE MOUNTAIN CONDOMINIUM
90	365650	0240	12/29/2008	325,000	293,000	1,207	5	2006	3	NO	NO	JADE MOUNTAIN CONDOMINIUM
90	378010	0050	8/18/2008	244,000	212,000	954	3	1995	3	NO	NO	JUNE THE
90	414164	0010	7/22/2008	178,500	154,000	672	4	1990	4	NO	NO	LAKEPARK
90	414164	0020	9/29/2008	195,000	171,000	744	4	1990	4	NO	NO	LAKEPARK
90	414164	0030	5/15/2008	190,000	161,000	697	4	1990	4	NO	NO	LAKEPARK
90	414164	0040	6/16/2009	175,000	165,000	738	4	1990	4	NO	NO	LAKEPARK
90	414164	0050	2/5/2009	155,265	141,000	535	4	1990	4	NO	NO	LAKEPARK
90	414164	0060	10/28/2008	149,950	133,000	535	4	1990	4	NO	NO	LAKEPARK
90	414164	0070	5/15/2009	199,000	186,000	771	4	1990	4	NO	NO	LAKEPARK
90	414164	0080	3/17/2009	210,000	194,000	848	4	1990	4	NO	NO	LAKEPARK
90	414164	0090	7/10/2009	187,000	178,000	832	4	1990	4	NO	NO	LAKEPARK
90	414164	0100	6/8/2009	180,000	170,000	738	4	1990	4	NO	NO	LAKEPARK
90	414164	0110	6/1/2009	159,950	151,000	535	4	1990	4	NO	NO	LAKEPARK
90	414164	0120	2/5/2009	159,950	146,000	535	4	1990	4	NO	NO	LAKEPARK
90	414164	0130	10/13/2008	193,000	170,000	771	4	1990	4	NO	NO	LAKEPARK
90	414164	0140	8/12/2008	230,000	199,000	848	4	1990	4	NO	NO	LAKEPARK
90	414164	0150	6/29/2009	195,000	185,000	832	4	1990	4	NO	NO	LAKEPARK
90	417875	0010	4/22/2009	320,000	298,000	1,600	4	2008	3	NO	NO	LAND CONDOMINIUM AT FIRLANDS WAY
90	417875	0020	12/17/2009	390,000	388,000	2,480	4	2008	3	NO	NO	LAND CONDOMINIUM AT FIRLANDS WAY
90	430900	0040	5/27/2009	163,950	154,000	610	4	1993	3	NO	NO	LICHTON PLACE CONDOMINIUM
90	434030	0170	1/2/2009	155,000	140,000	710	4	1982	3	NO	NO	LINDEN PARK CONDOMINIUM
90	434030	0180	3/11/2008	175,000	145,000	668	4	1982	3	NO	NO	LINDEN PARK CONDOMINIUM
90	434030	0350	1/23/2008	205,000	168,000	955	4	1982	3	NO	NO	LINDEN PARK CONDOMINIUM
90	434030	0420	10/17/2008	188,000	166,000	955	4	1982	3	NO	NO	LINDEN PARK CONDOMINIUM
90	434030	0470	4/13/2009	155,000	144,000	710	4	1982	3	NO	NO	LINDEN PARK CONDOMINIUM
90	434030	0530	5/7/2008	173,000	146,000	654	4	1982	3	NO	NO	LINDEN PARK CONDOMINIUM
90	434030	0580	9/24/2008	166,900	146,000	686	4	1982	3	NO	NO	LINDEN PARK CONDOMINIUM
90	434030	0600	6/25/2008	167,000	143,000	707	4	1982	3	NO	NO	LINDEN PARK CONDOMINIUM
90	434030	0700	12/16/2009	187,150	186,000	1,004	4	1982	3	NO	NO	LINDEN PARK CONDOMINIUM
90	505025	0050	9/4/2009	186,000	180,000	625	4	1989	3	NO	NO	MAISON CONDOMINIUM
90	505025	0230	7/15/2008	204,000	175,000	616	4	1989	3	YES	NO	MAISON CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
90	505025	0460	10/9/2009	185,000	181,000	594	4	1989	3	NO	NO	MAISON CONDOMINIUM
90	521090	0210	1/29/2009	175,000	159,000	547	4	1989	3	YES	NO	MATTINO CONDOMINIUM
90	521090	0240	10/9/2009	203,950	199,000	812	4	1989	3	NO	NO	MATTINO CONDOMINIUM
90	542400	0070	8/14/2009	265,950	256,000	1,008	4	2005	3	NO	NO	Medallion Condominium
90	542400	0080	12/15/2009	261,950	261,000	1,008	4	2005	3	NO	NO	Medallion Condominium
90	546871	0060	11/21/2008	239,950	214,000	987	4	2001	3	NO	NO	MERIDIAN PARK COTTAGE HOMES
90	570237	0150	11/4/2009	165,000	162,000	692	4	1979	3	NO	NO	MT. OLYMPUS VIEW CONDOMINIUM
90	602950	0030	5/22/2008	245,000	208,000	723	4	1991	3	NO	NO	NESBIT COURT CONDOMINIUM
90	609340	0090	2/1/2008	257,200	211,000	958	4	1979	3	NO	NO	939 CONDOMINIUM
90	609340	0110	4/24/2008	240,000	202,000	773	4	1979	3	NO	NO	939 CONDOMINIUM
90	609340	0120	5/1/2008	240,000	202,000	677	4	1979	3	NO	NO	939 CONDOMINIUM
90	609340	0140	3/31/2008	262,000	219,000	958	4	1979	3	NO	NO	939 CONDOMINIUM
90	609445	0010	4/10/2008	205,000	172,000	750	4	1992	3	NO	NO	92ND STREET
90	609445	0030	1/31/2008	300,000	246,000	932	4	1992	3	NO	NO	92ND STREET
90	609445	0040	1/18/2008	299,000	245,000	932	4	1992	3	NO	NO	92ND STREET
90	609445	0050	5/15/2008	288,000	244,000	926	4	1992	3	NO	NO	92ND STREET
90	609445	0070	1/2/2008	299,000	243,000	932	4	1992	3	NO	NO	92ND STREET
90	609445	0080	2/27/2008	304,000	251,000	986	4	1992	3	NO	NO	92ND STREET
90	609445	0090	3/28/2008	302,500	252,000	1,000	4	1992	3	NO	NO	92ND STREET
90	609445	0100	11/25/2008	325,000	290,000	1,126	4	1992	3	NO	NO	92ND STREET
90	609465	0020	4/16/2008	280,000	235,000	1,270	4	1985	3	NO	NO	9407 LINDEN AVE N CONDOMINIUM
90	638850	0030	6/18/2008	260,000	222,000	1,101	4	1966	3	YES	NO	OLYMPIC VISTA CONDOMINIUM
90	638850	0060	7/21/2008	225,000	194,000	1,101	4	1966	3	YES	NO	OLYMPIC VISTA CONDOMINIUM
90	639142	0020	9/22/2008	575,000	504,000	3,190	5	1927	4	NO	NO	17852-17854 ASHWORTH AVE NE CONDOMINIUM
90	676070	0110	8/12/2009	257,000	247,000	1,048	5	1985	3	YES	NO	PHINNEY RIDGE CONDOMINIUM
90	676070	0170	1/30/2008	320,000	263,000	1,175	5	1985	3	YES	NO	PHINNEY RIDGE CONDOMINIUM
90	679098	0010	12/8/2008	219,800	197,000	921	5	1984	3	NO	NO	PINE KNOLL PARK CONDOMINIUM
90	679098	0080	3/3/2008	225,000	186,000	768	5	1984	3	NO	NO	PINE KNOLL PARK CONDOMINIUM
90	679098	0110	7/18/2008	240,000	207,000	945	5	1984	3	NO	NO	PINE KNOLL PARK CONDOMINIUM
90	723780	0010	6/23/2009	290,000	275,000	1,410	4	2008	3	NO	NO	RESERVE ON STONE
90	723780	0020	6/12/2009	290,000	274,000	1,340	4	2008	3	NO	NO	RESERVE ON STONE
90	723780	0030	6/22/2009	299,000	283,000	1,340	4	2008	3	NO	NO	RESERVE ON STONE
90	723780	0040	6/23/2009	295,000	279,000	1,410	4	2008	3	NO	NO	RESERVE ON STONE
90	730887	0090	12/9/2008	310,000	278,000	807	6	2002	3	NO	NO	RIDGEMONT

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
90	730887	0140	8/17/2009	281,000	270,000	652	6	2002	3	NO	NO	RIDGEMONT
90	731180	0210	8/10/2009	340,000	327,000	1,029	5	1989	3	YES	NO	RIDGEVIEW CONDOMINIUM
90	745830	0020	6/26/2008	203,800	174,000	708	4	1987	3	NO	NO	Royal Manor Estates
90	755930	0110	1/6/2009	281,000	254,000	694	5	2006	3	NO	NO	SAPPHIRE CONDOMINIUM
90	755930	0480	6/10/2009	315,000	297,000	925	5	2006	3	YES	NO	SAPPHIRE CONDOMINIUM
90	769819	0030	11/20/2009	226,000	223,000	843	4	1987	3	YES	NO	731 N 94TH ST CONDOMINIUM
90	769819	0080	7/8/2008	240,000	206,000	843	4	1987	3	NO	NO	731 N 94TH ST CONDOMINIUM
90	769823	0020	2/24/2009	212,000	194,000	848	5	1992	3	NO	NO	727 NORTH 85TH STREET CONDOMINIUM
90	769823	0080	5/5/2009	228,000	213,000	848	5	1992	3	NO	NO	727 NORTH 85TH STREET CONDOMINIUM
90	770840	0020	10/17/2008	235,000	208,000	1,332	4	1979	3	NO	NO	SHAMROCK PLACE CONDOMINIUM
90	770840	0090	7/24/2009	229,000	219,000	1,286	4	1979	3	NO	NO	SHAMROCK PLACE CONDOMINIUM
90	802860	0080	6/20/2008	308,000	263,000	936	5	1989	3	NO	NO	STONE AVENUE
90	812127	0110	7/14/2009	225,000	214,000	603	5	1985	3	YES	YES	SUNRISE AT THE LAKE
90	812127	0120	8/20/2008	229,000	199,000	461	5	1985	3	YES	YES	SUNRISE AT THE LAKE
90	812127	0180	7/27/2009	186,500	178,000	627	5	1985	3	YES	YES	SUNRISE AT THE LAKE
90	812127	0190	9/5/2008	369,990	323,000	852	5	1985	3	YES	YES	SUNRISE AT THE LAKE
90	812127	0220	1/14/2008	289,000	236,000	510	5	1985	3	YES	YES	SUNRISE AT THE LAKE
90	812127	0290	5/28/2009	189,000	178,000	633	5	1985	3	YES	YES	SUNRISE AT THE LAKE
90	812127	0370	5/29/2009	178,000	167,000	582	5	1985	3	NO	YES	SUNRISE AT THE LAKE
90	812127	0390	7/27/2009	185,000	177,000	567	5	1985	3	YES	YES	SUNRISE AT THE LAKE
90	813795	0090	2/1/2008	189,000	155,000	723	4	1984	3	YES	NO	SUNSET VILLA CONDOMINIUM
90	856295	0020	10/7/2008	174,950	154,000	670	5	1980	3	NO	NO	TAMARIND CONDOMINIUM
90	889550	0020	8/12/2008	210,000	182,000	647	5	1988	3	NO	NO	VERIDIAN COVE
90	889550	0070	4/2/2008	252,000	211,000	831	5	1988	3	NO	NO	VERIDIAN COVE
90	889550	0230	1/9/2008	244,190	199,000	647	5	1988	3	NO	NO	VERIDIAN COVE
90	889550	0280	3/10/2008	232,950	193,000	646	5	1988	3	NO	NO	VERIDIAN COVE
90	889550	0310	5/29/2008	231,950	197,000	656	5	1988	3	NO	NO	VERIDIAN COVE
90	889550	0380	2/5/2008	230,730	190,000	707	5	1988	3	NO	NO	VERIDIAN COVE
90	889550	0400	1/30/2008	297,950	245,000	842	5	1988	3	NO	NO	VERIDIAN COVE
90	889550	0430	5/29/2008	233,990	199,000	707	5	1988	3	NO	NO	VERIDIAN COVE
90	889550	0440	3/4/2008	233,950	194,000	707	5	1988	3	NO	NO	VERIDIAN COVE
90	889550	0450	5/29/2008	289,950	246,000	842	5	1988	3	NO	NO	VERIDIAN COVE
90	889550	0470	1/9/2008	237,950	194,000	707	5	1988	3	NO	NO	VERIDIAN COVE
90	889550	0490	1/30/2008	237,950	195,000	707	5	1988	3	NO	NO	VERIDIAN COVE

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90	889550	0520	6/29/2008	320,000	274,000	1,033	5	1988	3	NO	NO	VERIDIAN COVE
90	889550	0560	11/5/2009	214,000	211,000	707	5	1988	3	NO	NO	VERIDIAN COVE
90	889550	0570	5/29/2008	225,990	192,000	707	5	1988	3	NO	NO	VERIDIAN COVE
90	889550	0700	1/9/2008	244,950	200,000	707	5	1988	3	NO	NO	VERIDIAN COVE
90	889550	0760	5/29/2008	225,000	191,000	707	5	1988	3	NO	NO	VERIDIAN COVE
90	889550	0890	1/9/2008	294,950	241,000	842	5	1988	3	NO	NO	VERIDIAN COVE
90	889550	0900	9/3/2008	269,900	235,000	842	5	1988	3	NO	NO	VERIDIAN COVE
90	889550	0910	9/17/2009	179,990	175,000	707	5	1988	3	NO	NO	VERIDIAN COVE
90	889550	0940	8/31/2009	179,990	174,000	707	5	1988	3	NO	NO	VERIDIAN COVE
90	889550	0960	8/22/2008	285,000	248,000	842	5	1988	3	NO	NO	VERIDIAN COVE
90	889550	1070	1/9/2008	290,950	237,000	842	5	1988	3	NO	NO	VERIDIAN COVE
90	889550	1080	4/22/2009	134,991	126,000	394	5	1988	3	NO	NO	VERIDIAN COVE
90	889550	1100	2/20/2009	194,999	178,000	656	5	1988	3	NO	NO	VERIDIAN COVE
90	889550	1130	9/15/2008	200,000	175,000	646	5	1988	3	NO	NO	VERIDIAN COVE
90	889550	1170	9/10/2008	204,000	178,000	647	5	1988	3	NO	NO	VERIDIAN COVE
90	889550	1180	11/19/2008	194,900	174,000	647	5	1988	3	NO	NO	VERIDIAN COVE
90	889550	1340	9/25/2008	268,990	236,000	831	5	1988	3	NO	NO	VERIDIAN COVE
90	889550	1420	8/31/2009	180,000	174,000	707	5	1988	3	NO	NO	VERIDIAN COVE
90	889550	1430	8/31/2009	184,990	179,000	707	5	1988	3	NO	NO	VERIDIAN COVE
90	889550	1460	8/31/2009	210,000	203,000	707	5	1988	3	NO	NO	VERIDIAN COVE
90	889550	1510	3/4/2008	241,950	200,000	707	5	1988	3	NO	NO	VERIDIAN COVE
90	889550	1520	3/4/2008	292,950	243,000	837	5	1988	3	NO	NO	VERIDIAN COVE
90	889550	1680	10/1/2009	189,990	185,000	707	5	1988	3	NO	NO	VERIDIAN COVE
90	889550	1690	8/31/2009	195,690	189,000	707	5	1988	3	NO	NO	VERIDIAN COVE
90	889550	1710	9/25/2009	260,000	253,000	840	5	1988	3	NO	NO	VERIDIAN COVE
90	889550	1820	1/30/2008	293,730	241,000	840	5	1988	3	NO	NO	VERIDIAN COVE
90	894000	0030	5/21/2008	200,000	169,000	1,000	4	1985	3	NO	NO	VIEWLAND HEIGHTS CONDOMINIUM
90	894000	0070	7/1/2009	217,800	207,000	1,000	4	1985	3	YES	NO	VIEWLAND HEIGHTS CONDOMINIUM
90	919530	0050	3/18/2008	225,000	187,000	603	5	1987	3	NO	NO	WATERFORD NORTH CONDOMINIUM
90	919530	0160	8/12/2009	179,500	172,000	603	5	1987	3	NO	NO	WATERFORD NORTH CONDOMINIUM
90	919530	0170	5/15/2009	182,000	171,000	680	5	1987	3	NO	NO	WATERFORD NORTH CONDOMINIUM
90	919530	0300	2/13/2008	200,000	165,000	647	5	1987	3	YES	NO	WATERFORD NORTH CONDOMINIUM
90	930530	0060	12/8/2008	212,000	190,000	1,130	4	1979	3	NO	NO	WESTMINSTER - 500 CONDOMINIUM
90	932016	0080	11/23/2009	290,000	287,000	1,175	6	1998	3	NO	NO	WESTVIEW AT GREENWOOD CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
90	932016	0110	5/12/2009	307,600	288,000	1,134	6	1998	3	NO	NO	WESTVIEW AT GREENWOOD CONDOMINIUM
90	932016	0490	4/15/2009	320,000	297,000	1,122	6	1998	3	NO	NO	WESTVIEW AT GREENWOOD CONDOMINIUM
90	932016	0500	3/3/2009	317,500	291,000	1,123	6	1998	3	YES	NO	WESTVIEW AT GREENWOOD CONDOMINIUM
90	932016	0530	11/9/2009	250,000	246,000	832	6	1998	3	NO	NO	WESTVIEW AT GREENWOOD CONDOMINIUM
90	932016	0570	1/14/2008	390,000	319,000	1,340	6	1998	3	NO	NO	WESTVIEW AT GREENWOOD CONDOMINIUM
90	940635	0060	6/23/2009	237,500	225,000	1,115	4	2000	3	NO	NO	WILDROSE CONDOMINIUM
90	990300	0010	9/22/2008	242,000	212,000	718	5	1987	4	NO	NO	ZULO
90	990300	0020	2/2/2009	189,000	172,000	652	5	1987	4	NO	NO	ZULO
90	990300	0030	6/17/2009	219,950	208,000	702	5	1987	4	NO	NO	ZULO
90	990300	0040	9/24/2008	252,000	221,000	718	5	1987	4	NO	NO	ZULO
90	990300	0050	10/13/2008	222,500	196,000	652	5	1987	4	NO	NO	ZULO
90	990300	0060	11/13/2008	249,950	222,000	702	5	1987	4	NO	NO	ZULO
110	085330	0110	6/5/2008	490,000	417,000	1,179	4	2002	3	NO	NO	BLAKELEY COMMONS
110	085330	0310	4/27/2008	505,000	425,000	1,124	4	2002	3	NO	NO	BLAKELEY COMMONS
110	085330	0350	8/15/2008	480,000	417,000	1,026	4	2002	3	YES	NO	BLAKELEY COMMONS
110	085330	0500	6/6/2008	344,000	293,000	751	4	2002	3	NO	NO	BLAKELEY COMMONS
110	085330	0550	6/12/2008	330,000	281,000	704	4	2002	3	NO	NO	BLAKELEY COMMONS
110	085330	0770	2/17/2009	275,000	251,000	681	4	2002	3	YES	NO	BLAKELEY COMMONS
110	085450	0050	6/26/2008	311,500	267,000	643	4	1997	3	NO	NO	BLAKELEY PLACE CONDOMINIUM
110	228990	0090	11/24/2008	349,000	312,000	935	6	1930	3	YES	NO	EL MONTEREY CONDOMINIUM
110	228990	0120	7/27/2008	340,000	293,000	935	6	1930	3	YES	NO	EL MONTEREY CONDOMINIUM
110	286760	0040	9/11/2008	355,000	310,000	1,211	6	1996	3	YES	NO	GRANDVIEW PLAZA CONDOMINIUM
110	286760	0090	9/8/2009	345,000	334,000	1,026	6	1996	3	NO	NO	GRANDVIEW PLAZA CONDOMINIUM
110	395666	0370	9/21/2009	250,000	243,000	678	4	1996	3	NO	NO	LA TERRAZZA CONDOMINIUM
110	395666	0400	5/2/2008	392,000	330,000	1,165	4	1996	3	YES	NO	LA TERRAZZA CONDOMINIUM
110	620850	0010	3/10/2008	219,950	183,000	469	5	1926	4	NO	NO	NOVELL
110	620850	0040	5/2/2008	159,000	134,000	334	5	1926	4	NO	NO	NOVELL
110	620850	0050	3/28/2008	227,950	190,000	541	5	1926	4	NO	NO	NOVELL
110	620850	0060	1/22/2009	207,000	188,000	480	5	1926	4	NO	NO	NOVELL
110	620850	0060	10/27/2008	200,000	177,000	480	5	1926	4	NO	NO	NOVELL
110	620850	0080	3/12/2008	248,950	207,000	652	5	1926	4	NO	NO	NOVELL
110	620850	0100	2/26/2008	160,000	132,000	332	5	1926	4	NO	NO	NOVELL
110	620850	0110	6/5/2008	230,000	196,000	545	5	1926	4	NO	NO	NOVELL
110	620850	0120	8/28/2008	214,950	187,000	478	5	1926	4	NO	NO	NOVELL

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110	620850	0130	5/12/2008	217,500	184,000	469	5	1926	4	NO	NO	NOVELL
110	620850	0160	1/28/2008	174,950	144,000	334	5	1926	4	NO	NO	NOVELL
110	620850	0180	5/7/2008	227,950	192,000	480	5	1926	4	NO	NO	NOVELL
110	620850	0190	7/2/2008	224,950	193,000	465	5	1926	4	NO	NO	NOVELL
110	620850	0220	9/26/2008	165,000	145,000	332	5	1926	4	NO	NO	NOVELL
110	620850	0240	6/12/2008	227,950	194,000	478	5	1926	4	NO	NO	NOVELL
110	620850	0280	3/27/2008	189,950	158,000	344	5	1926	4	NO	NO	NOVELL
110	620850	0290	1/14/2008	258,000	211,000	495	5	1926	4	NO	NO	NOVELL
110	620850	0300	3/11/2008	236,950	197,000	428	5	1926	4	NO	NO	NOVELL
110	620850	0310	3/24/2008	233,000	194,000	469	5	1926	4	NO	NO	NOVELL
110	620850	0340	8/8/2008	184,950	160,000	337	5	1926	4	NO	NO	NOVELL
110	620850	0350	2/14/2008	227,752	188,000	492	5	1926	4	NO	NO	NOVELL
110	620850	0360	2/19/2008	230,000	190,000	425	5	1926	4	NO	NO	NOVELL
110	664857	0070	3/6/2008	465,000	386,000	1,006	5	2007	3	NO	NO	PARK MODERN
110	664857	0080	5/27/2008	445,000	378,000	1,005	5	2007	3	NO	NO	PARK MODERN
110	664857	0100	9/11/2008	450,000	393,000	1,004	5	2007	3	NO	NO	PARK MODERN
110	664857	0140	9/11/2008	400,000	350,000	746	5	2007	3	YES	NO	PARK MODERN
110	717841	0010	5/4/2009	268,750	251,000	924	5	1976	3	YES	NO	RAVENNA VIEW NO. 02 CONDOMINIUM
110	809165	0130	12/7/2009	349,900	347,000	1,141	4	2000	3	NO	NO	SUN PLAZA CONDOMINIUM
110	809165	0190	1/13/2009	340,000	308,000	1,188	4	2000	3	YES	NO	SUN PLAZA CONDOMINIUM
110	867900	0070	8/26/2008	413,000	360,000	983	5	2000	3	NO	NO	TREMEZZO CONDOMINIUM
110	867900	0140	12/5/2008	435,000	390,000	993	5	2000	3	NO	NO	TREMEZZO CONDOMINIUM
110	882500	0070	11/16/2009	290,000	286,000	1,019	4	1982	3	NO	NO	UNIVERSITY PLACE CONDOMINIUM
110	882500	0120	7/9/2009	329,500	314,000	1,074	4	1982	3	NO	NO	UNIVERSITY PLACE CONDOMINIUM
110	882530	0240	8/26/2009	380,000	367,000	1,450	6	1974	3	YES	NO	UNIVERSITY PLAZA CONDOMINIUM
110	882530	0290	5/6/2009	304,000	284,000	1,130	6	1974	3	YES	NO	UNIVERSITY PLAZA CONDOMINIUM
110	882530	0310	2/29/2008	320,000	265,000	878	6	1974	3	YES	NO	UNIVERSITY PLAZA CONDOMINIUM
110	882530	0470	9/17/2009	410,000	398,000	1,130	6	1974	3	YES	NO	UNIVERSITY PLAZA CONDOMINIUM
110	882530	0540	10/23/2008	525,000	465,000	1,450	6	1974	3	YES	NO	UNIVERSITY PLAZA CONDOMINIUM
110	882530	0610	6/8/2009	340,000	321,000	1,120	6	1974	3	YES	NO	UNIVERSITY PLAZA CONDOMINIUM
110	882530	0620	6/18/2008	289,000	247,000	680	6	1974	3	YES	NO	UNIVERSITY PLAZA CONDOMINIUM
110	882530	0760	12/14/2009	301,000	299,000	1,120	6	1974	3	YES	NO	UNIVERSITY PLAZA CONDOMINIUM
110	882530	0770	7/12/2009	450,000	429,000	1,130	6	1974	3	YES	NO	UNIVERSITY PLAZA CONDOMINIUM
110	882530	0780	7/10/2009	537,500	512,000	1,730	6	1974	3	YES	NO	UNIVERSITY PLAZA CONDOMINIUM

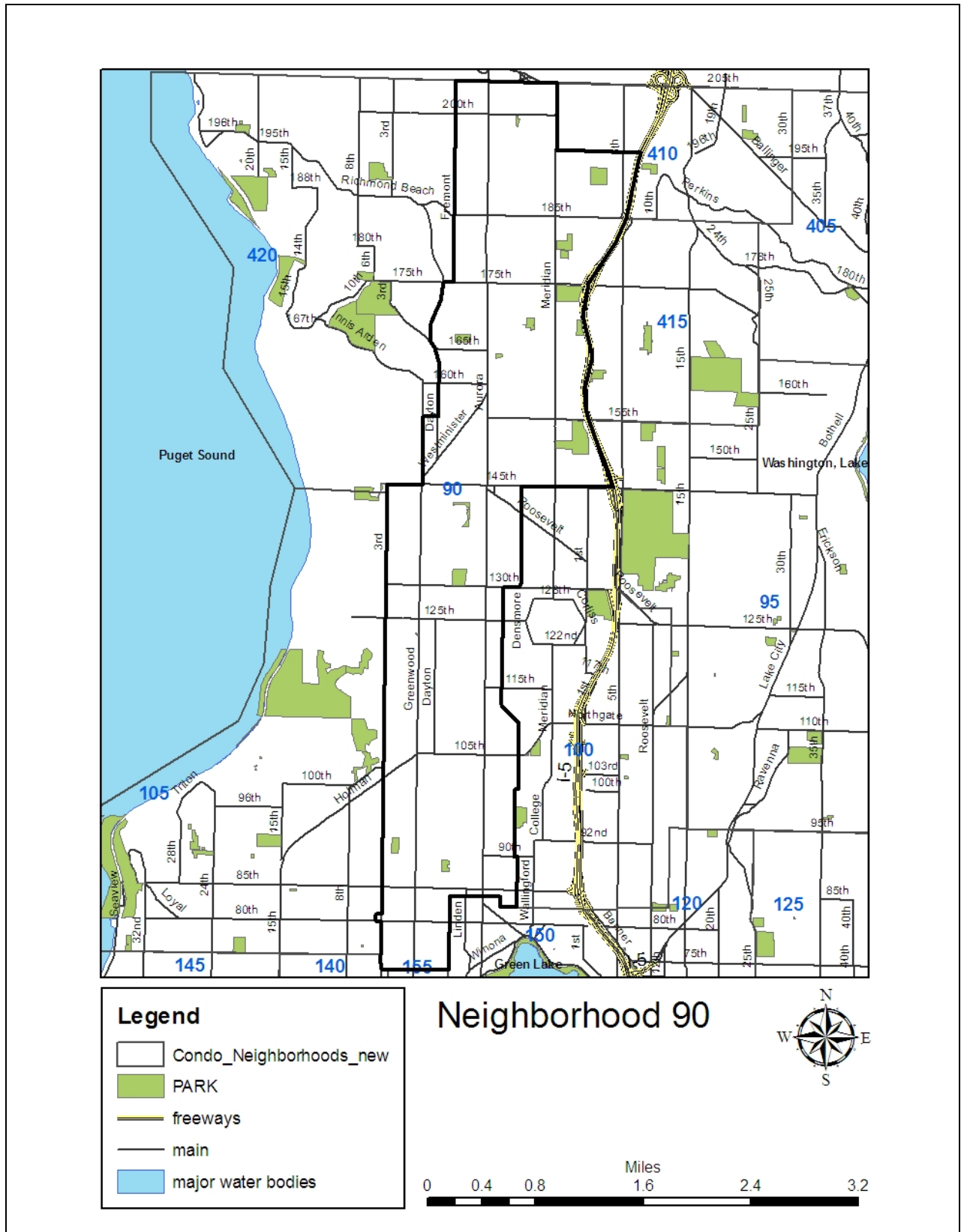
Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
110	882530	0990	1/4/2008	280,000	228,000	710	6	1974	3	YES	NO	UNIVERSITY PLAZA CONDOMINIUM
110	882530	1240	10/20/2009	330,000	323,000	1,120	6	1974	3	YES	NO	UNIVERSITY PLAZA CONDOMINIUM
110	882530	1300	11/5/2008	350,000	311,000	1,120	6	1974	3	YES	NO	UNIVERSITY PLAZA CONDOMINIUM
120	213750	0710	7/22/2008	259,950	224,000	579	4	2006	3	NO	NO	DWELL ROOSEVELT CONDOMINIUM
120	213750	0740	6/13/2008	258,000	220,000	579	4	2006	3	NO	NO	DWELL ROOSEVELT CONDOMINIUM
120	290900	0030	6/23/2008	214,500	183,000	1,020	4	1979	3	NO	NO	GREENHOUSE CONDOMINIUM
120	290900	0280	4/23/2008	199,000	167,000	750	4	1979	3	NO	NO	GREENHOUSE CONDOMINIUM
120	290900	0340	3/18/2008	208,000	173,000	755	4	1979	3	NO	NO	GREENHOUSE CONDOMINIUM
120	290900	0350	5/18/2009	217,950	204,000	1,021	4	1979	3	NO	NO	GREENHOUSE CONDOMINIUM
120	290900	0450	3/12/2009	175,000	161,000	750	4	1979	3	YES	NO	GREENHOUSE CONDOMINIUM
120	329972	0080	9/18/2008	239,600	210,000	970	4	1979	3	NO	NO	HIGHLAND TERRACE CONDOMINIUM
120	329972	0170	3/8/2009	205,000	188,000	1,043	4	1979	3	YES	NO	HIGHLAND TERRACE CONDOMINIUM
120	329972	0230	12/10/2008	175,000	157,000	679	4	1979	3	NO	NO	HIGHLAND TERRACE CONDOMINIUM
120	414230	0040	2/24/2009	144,900	133,000	643	4	1982	3	NO	NO	LAKESIDE NORTH CONDOMINIUM
120	414230	0230	1/18/2008	187,450	153,000	646	4	1982	3	NO	NO	LAKESIDE NORTH CONDOMINIUM
120	414230	0360	6/3/2008	168,000	143,000	646	4	1982	3	NO	NO	LAKESIDE NORTH CONDOMINIUM
120	414230	0410	6/12/2009	145,000	137,000	646	4	1982	3	NO	NO	LAKESIDE NORTH CONDOMINIUM
120	414230	0430	5/9/2008	214,950	181,000	867	4	1982	3	NO	NO	LAKESIDE NORTH CONDOMINIUM
120	718120	0040	8/6/2008	249,000	216,000	979	4	1981	3	NO	NO	RAVENNA WOODS CONDOMINIUM
120	718120	0140	9/10/2008	246,500	215,000	979	4	1981	3	NO	NO	RAVENNA WOODS CONDOMINIUM
120	718120	0210	7/27/2009	246,000	235,000	979	4	1981	3	NO	NO	RAVENNA WOODS CONDOMINIUM
120	718120	0290	2/13/2008	220,000	181,000	773	4	1981	3	NO	NO	RAVENNA WOODS CONDOMINIUM
120	718120	0390	10/8/2008	220,000	194,000	773	4	1981	3	NO	NO	RAVENNA WOODS CONDOMINIUM

Sales Removed From Analysis

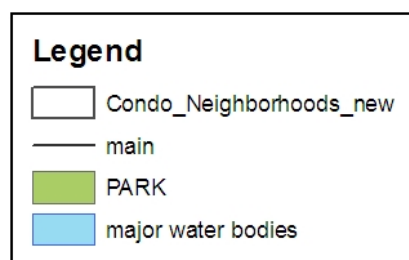
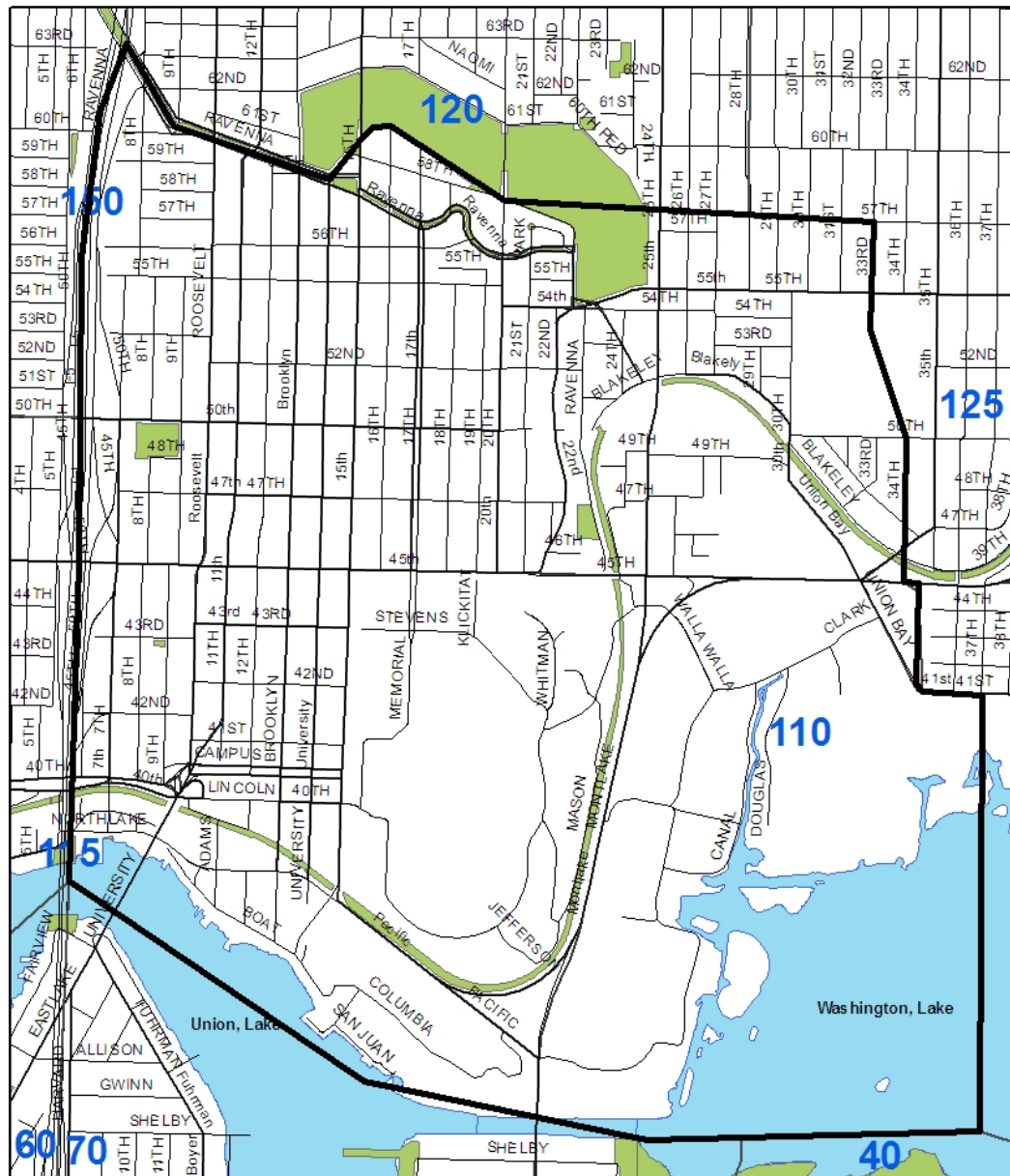
Area	Major	Minor	Sale Date	Sale Price	Comments
90	029368	0020	12/10/2009	247,500	SAS-DIAGNOSTIC OUTLIER
90	029368	0030	7/10/2009	265,000	SAS-DIAGNOSTIC OUTLIER
90	083220	0780	6/17/2008	212,000	SAS-DIAGNOSTIC OUTLIER
90	083220	0800	7/1/2009	215,000	SAS-DIAGNOSTIC OUTLIER
90	083300	0210	11/20/2009	179,643	BANKRUPTCY - RECEIVER OR TRUSTEE;
90	083300	0220	11/10/2009	175,800	BANKRUPTCY - RECEIVER OR TRUSTEE;
90	152350	0060	2/8/2008	269,950	SAS-DIAGNOSTIC OUTLIER
90	152350	0110	7/21/2008	278,000	SAS-DIAGNOSTIC OUTLIER
90	152990	0030	4/23/2009	179,000	SAS-DIAGNOSTIC OUTLIER
90	222080	0630	2/28/2008	44,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
90	223130	0720	4/21/2008	209,950	SAS-DIAGNOSTIC OUTLIER
90	259777	0310	5/19/2008	183,000	SAS-DIAGNOSTIC OUTLIER
90	259945	0100	4/14/2008	358,000	SAS-DIAGNOSTIC OUTLIER
90	259945	0210	5/7/2008	300,000	SAS-DIAGNOSTIC OUTLIER
90	259945	0240	7/17/2009	275,000	SAS-DIAGNOSTIC OUTLIER
90	259945	0770	5/27/2008	163,526	EXEMPT FROM EXCISE TAX;
90	259950	0020	8/17/2009	168,000	SAS-DIAGNOSTIC OUTLIER
90	259950	0050	9/2/2008	167,500	SAS-DIAGNOSTIC OUTLIER
90	269860	0110	5/30/2008	237,500	CONDO WITH GARAGE, MOORAGE, OR STORAGE;
90	290923	0060	4/3/2008	235,000	SAS-DIAGNOSTIC OUTLIER
90	290923	0140	3/4/2008	227,000	RESIDUAL OUTLIER
90	292300	0120	9/11/2008	192,500	SAS-DIAGNOSTIC OUTLIER
90	330077	0160	8/22/2008	14,082	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;
90	434030	0280	8/13/2008	88,639	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
90	516540	0140	7/10/2009	50,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; QUIT CLAIM DEED; AND OTHER WARNINGS;
90	570237	0140	4/22/2009	176,000	SAS-DIAGNOSTIC OUTLIER
90	609340	0120	11/24/2009	214,221	BANKRUPTCY - RECEIVER OR TRUSTEE;
90	609445	0020	10/31/2008	256,950	SAS-DIAGNOSTIC OUTLIER
90	609445	0060	2/14/2008	309,000	SAS-DIAGNOSTIC OUTLIER
90	638880	0050	11/18/2008	168,000	RESIDUAL OUTLIER
90	664880	0100	2/24/2009	210,000	SAS-DIAGNOSTIC OUTLIER
90	731180	0110	11/14/2008	289,000	SAS-DIAGNOSTIC OUTLIER

Area	Major	Minor	Sale Date	Sale Price	Comments
90	750448	0080	5/20/2008	113,622	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;
90	793310	0080	11/2/2009	237,500	SAS-DIAGNOSTIC OUTLIER
90	812127	0070	1/11/2008	290,000	SAS-DIAGNOSTIC OUTLIER
90	812127	0210	8/11/2009	160,000	SAS-DIAGNOSTIC OUTLIER
90	812127	0250	7/30/2008	339,990	SAS-DIAGNOSTIC OUTLIER
90	812127	0320	7/27/2009	179,000	SAS-DIAGNOSTIC OUTLIER
90	858770	0080	9/9/2009	248,000	SAS-DIAGNOSTIC OUTLIER
90	863420	0120	1/4/2008	286,500	SAS-DIAGNOSTIC OUTLIER
90	940635	0050	8/6/2008	213,000	SAS-DIAGNOSTIC OUTLIER
90	940635	0080	11/20/2009	205,000	SAS-DIAGNOSTIC OUTLIER
110	085330	0430	5/8/2008	647,500	SAS-DIAGNOSTIC OUTLIER
110	085330	0490	12/4/2009	238,700	RELATED PARTY, FRIEND, OR NEIGHBOR;
110	085330	0880	8/4/2008	296,250	SAS-DIAGNOSTIC OUTLIER
110	085330	0910	12/22/2008	480,000	SAS-DIAGNOSTIC OUTLIER
110	085450	0200	11/9/2009	217,500	SAS-DIAGNOSTIC OUTLIER
110	620850	0370	5/15/2008	137,500	SAS-DIAGNOSTIC OUTLIER
110	717100	0020	9/21/2009	264,950	SAS-DIAGNOSTIC OUTLIER
110	717841	0020	5/1/2009	260,000	SAS-DIAGNOSTIC OUTLIER
110	809165	0120	10/5/2009	295,000	FINANCIAL INSTITUTION RESALE.
110	809165	0150	3/14/2008	320,000	SAS-DIAGNOSTIC OUTLIER
110	867900	0140	12/8/2008	435,000	RELOCATION - SALE TO SERVICE; STATEMENT TO DOR;
110	882530	0010	7/10/2009	300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
110	882530	0280	10/17/2008	230,000	QUIT CLAIM DEED; STATEMENT TO DOR;
110	882530	0310	2/29/2008	320,000	RELOCATION - SALE TO SERVICE;
110	882530	0800	6/11/2008	249,000	SAS-DIAGNOSTIC OUTLIER
110	882530	1110	7/15/2008	245,000	SAS-DIAGNOSTIC OUTLIER
110	882530	1220	3/7/2008	252,500	SAS-DIAGNOSTIC OUTLIER
110	882530	1260	7/23/2009	1,100,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; MULTI-PARCEL SALE;
110	882530	1310	7/23/2009	1,100,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; MULTI-PARCEL SALE;
110	888150	0200	12/29/2009	282,500	CONDO WITH GARAGE, MOORAGE, OR STORAGE;
120	213750	0310	3/21/2008	435,000	SAS-DIAGNOSTIC OUTLIER
120	290900	0380	1/30/2008	214,855	SAS-DIAGNOSTIC OUTLIER
120	329972	0020	8/7/2009	140,000	BANKRUPTCY - RECEIVER OR TRUSTEE; STATEMENT TO DOR; AND OTHER WARNINGS;
120	329972	0020	12/23/2008	192,580	AUCTION SALE; FINANCIAL INSTITUTION RESALE
120	716980	0030	5/27/2008	239,950	SAS-DIAGNOSTIC OUTLIER

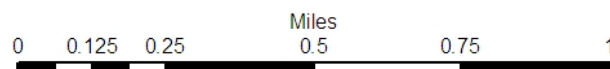
Area 90 Neighborhood Map



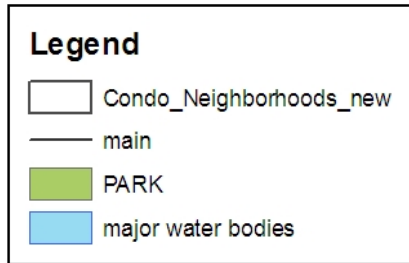
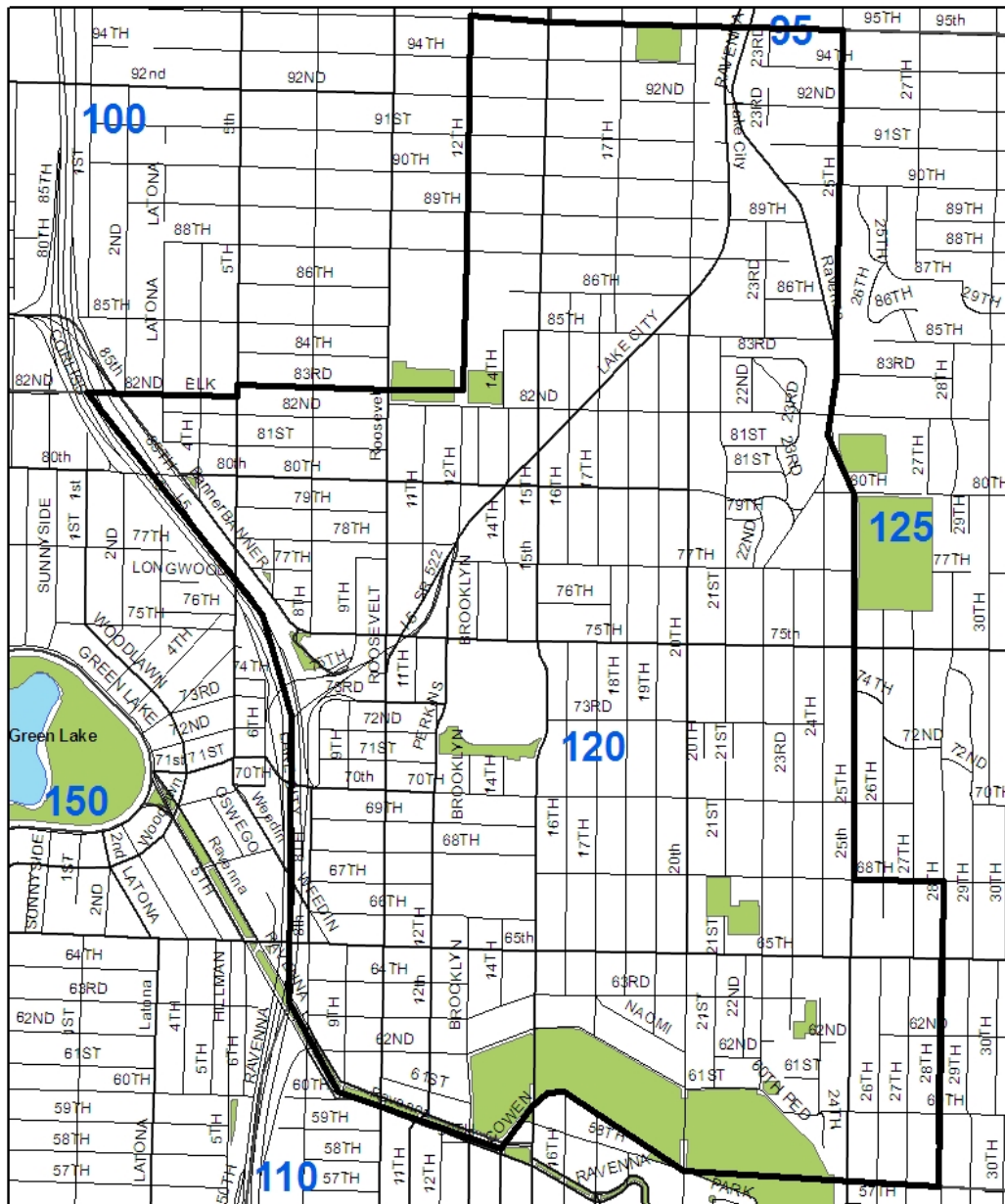
Area 110 Neighborhood Map



Neighborhood 110



Area 120 Neighborhood Map



Neighborhood 120

